

Rent Support Assessment Process

Name of Applicant:	St Margarets Hall Users Group
Is the applicant a legally constituted, not-for-profit voluntary and community sector organisation?	Yes
Name /address of property	St Margarets Hall, Coniston Road, Hatherley. GL51 3NX
Current rent	The market rent is £13,500 Currently in receipt of 100% discount and therefore pays £0 per annum

Rent Support outcomes	Submission	Proposed score against the sub-elements (up to a maximum of 20% per outcome)
<p>Cheltenham's environmental quality and heritage is protected, maintained and enhanced.</p> <p>This could include</p> <ul style="list-style-type: none"> • Promoting bio-diversity • Responding to climate change • Promoting sustainable living • Protecting and enhancing parks, gardens and open spaces • Protecting and enhancing the built environment 	<p>This could include</p> <ul style="list-style-type: none"> • <u>Promoting bio-diversity</u> <p>The hall committee encourages us of sustainable planting in its green areas, as in roses, rather than the use of 'annual' plants.</p> <ul style="list-style-type: none"> • <u>Responding to climate change</u> • <u>Promoting sustainable living</u> <p>Taking the above two points together, St Margarets Hall User's Group has made its contribution to sustainability, and to mitigation of climate change through the following projects:</p> <ul style="list-style-type: none"> • 2011 Installation of a 4kW photo-voltaic (solar) panel system on the hall roof • Cavity Wall Insulation 2010. • When an air cooling system was installed in 2013, the User Group opted for an evaporative cooling system as being very much more energy efficient than conventional air conditioning. • The Hall is very close to a 10 minute bus route and also has a cycle rack, both of which are promoted. • The main hall lights are near life expiry and it is the User Group's intention to replace the conventional tubes with a low energy alternative around 2019. • It is the group's intention to continue forward in this vein, as funding becomes available through grants and fund raising. An early priority in this would be replacement of gas fired heating by something more environmentally efficient. <ul style="list-style-type: none"> • <u>Protecting and enhancing parks, gardens and open spaces</u> <p>Members of the community around the whole town are encouraged to tend and develop their gardens, through the annual CBH gardens competition, hosted at St Margarets' Hall (see picture) and well supported with several dozen prize winners.</p> <ul style="list-style-type: none"> • <u>Protecting and enhancing the built environment</u> <p>The building at St Margarets Hall (pictured) is of unusual architecture, built in 1977, and the Annex complements this design. The building is well kept, and well used by some 500 people per week, and as such contributes to the built environment. Currently in conversation with the Cheltenham Civic society about this.</p>	<p>The applicant has provided sufficient evidence across a wide range of environmental issues.</p> <p>The proposed activities will have a positive impact on the following:</p> <ul style="list-style-type: none"> • Promoting bio-diversity • Responding to climate change • Promoting sustainable living • Protecting and enhancing parks, gardens and open spaces • Protecting and enhancing the built environment <p>The recommended discount is 20%</p>

Rent Support outcomes	Submission	Proposed score against the sub-elements (up to a maximum of 20% per outcome)
<p>Sustain and grow Cheltenham's economic and cultural vitality. This could include:</p> <ul style="list-style-type: none"> • Helping people into employment • Helping businesses to get established • Supporting cultural activity • Providing advice and information • Supporting tourist activities 	<ul style="list-style-type: none"> • <u>Helping people into employment</u> St Margaret's Hall contracts a cleaner who lives locally, and has since joined the committee. If this were a PAYE job it would be 0.3 FTE. St Margarets also outsources some £200 p.a. of book keeping, and some £3000 worth of maintenance and gardening work, mainly locally. During the period of the Annex build, it is estimated that some 60 to 80 person-weeks of employment were provided. • <u>Helping businesses to get established</u> St Margarets Hall hosts a number of 'sole traders' running fitness groups and dance teaching. We are able to offer fairly inexpensive rates, in some cases giving discounts where the group is new and building up their classes. In the case of 'Zumba Gold' a discount of some 30% for three months has enabled them to build up to three classes, and put a very active person onto the committee. We also host 'Coady Crew' Dance, who are well known across the county – contributing to the local economy - and to the cultural benefits through the dance groups themselves. <ul style="list-style-type: none"> • As a policy, we offer reduced rates to charities and non-profit making and community organisations, though of course we must cover our costs. • <u>Supporting cultural activity</u> The hall also hosts line-dancing classes, and Tea Dances. As a space for the arts, it regularly hosts cabaret evenings, concerts and fashion shows. • <u>Providing advice and information</u> The hall is available to groups such as CBH/Police for these sorts of events, and has historically been well supported for these activities. The hall also currently hosts local councillors' surgeries for Warden Hall ward. • <u>Supporting tourist activities</u> The twice annual Model Railway exhibition attracts visitors from other parts of the country, up to 100 - 150 miles away on a regular basis. <p>Economic activity – general:</p> <ul style="list-style-type: none"> • Casual bookings are buoyant, and evidence from neighbouring halls is the same. These bookings draw in other businesses, for example bouncy castles and magicians and entertainers for children's parties and other functions. • We estimate some 500 people pass through the doors each week, and 	<p>The applicant has provided sufficient evidence across a wide range of economic issues.</p> <p>The proposed activities will have a positive impact on the following:</p> <ul style="list-style-type: none"> • Helping people into employment • Helping businesses to get established • Supporting cultural activity • Providing advice and information <p>The recommended discount is 16%</p>

Rent Support outcomes	Submission	Proposed score against the sub-elements (up to a maximum of 20% per outcome)
<p>People live in strong and safe communities. This could include</p> <ul style="list-style-type: none"> • Enabling local residents to meet together and socialise • Engaging residents in positive social networks • Enabling local residents to contribute their time and efforts into community activity • Enabling local residents to feel safer in their communities • A place for young people to meet and feel safe 	<p>rising.</p> <ul style="list-style-type: none"> • <u>Enabling local residents to meet together and socialise</u> As well as activities run by the user groups, and occasional social activities organised by the hall committee itself, the hall is also regularly hired out to local residents as a venue for parties, meetings etc. A typical attendance would be from 24 to 120. Children’s parties are especially popular, with typically 1 - 4 parties each weekend, average of 2. Mainly the hirers and guests are local to the community. • The committee endeavours to involve the community in all the events that the committee stage, and by and large they are well supported. That includes recently, a concert, and a fun afternoon, both organised by the committee itself rather than hirers. • The hall has on occasions been hired by faith groups, and for wedding receptions. • <u>Engaging residents in positive social networks</u> • <u>Enabling local residents to contribute their time and efforts into community activity</u> <p>Taking these two questions together, the answer for the first question applies, and in addition, many of the hirer’s regular activities such as slimming world, fitness groups create or promote positive social networks, as well as requiring a contribution of time and effort from local residents in order to maximise benefit to the participants.</p> <ul style="list-style-type: none"> • <u>Enabling local residents to feel safer in their communities</u> St Margaret’s Hall hosts meetings held by the Police, and Cheltenham Borough Homes and others, and would like to expand this useful activity further, though all these organisations are on limited budgets. • We were also the ‘front line’ emergency shelter and refuge point during the 2010 civil emergency when some 100 homes were evacuated by the authorities. • The hall is also used as a Polling Station. • <u>A place for young people to meet and feel safe</u> Several users’ activities are mainly or entirely for children, and provide a space for them to safely interact with each other. Tumble Tots is best described at children’s acrobatics (with parents present) whereas Coady Dance Crew is for older children, and is high energy dancing for both male and female young people. A proportion of the attendees a Dynamx kick boxing, are also young people. 	<p>The applicant has provided sufficient evidence across a wide range of community issues.</p> <p>The proposed activities will have a positive impact on the following:</p> <ul style="list-style-type: none"> • Enabling local residents to meet together and socialise • Engaging residents in positive social networks • Enabling local residents to contribute their time and efforts into community activity • Enabling local residents to feel safer in their communities • A place for young people to meet and feel safe <p>The recommended discount is 20%</p>

Rent Support outcomes	Submission	Proposed score against the sub-elements (up to a maximum of 20% per outcome)
<p>We will work to strengthen the emotional and physical wellbeing of all Cheltenham residents</p> <p>This could include:</p> <ul style="list-style-type: none"> • Enabling local people to be active • Helping local people make healthy lifestyle choices • Reducing the harm caused by alcohol • Improving mental health • Improving health & wellbeing into older age 	<p>This could include:</p> <ul style="list-style-type: none"> • <u>Enabling local people to be active</u> • <u>Helping local people make healthy lifestyle choices</u> <p>Taking these two questions together, many activities occur throughout the week which promote both healthy lifestyle choices, as in some of those listed further down this question.</p> <ul style="list-style-type: none"> • <u>Reducing the harm caused by alcohol</u> <p>The hall is not normally licensed and provides a wide range of both healthy and social activities run by the various hirers which are not dependant on alcohol for the cohesion. This is likely to reduce potential for harm caused by alcohol.</p> <ul style="list-style-type: none"> • <u>Improving mental health</u> <p>As well as the physical activities listed, which themselves would contribute to a good sense of well being and mental stability, the hall hosts a group from University of the Third Age, for Tai Chi sessions and the like. The hall also hosts yoga groups.</p> <ul style="list-style-type: none"> • <u>Improving health & wellbeing into older age</u> <p>Numerous activities as follows:</p> <ul style="list-style-type: none"> • One of the hall users is the “Heart to Heart” group - a specialist fitness and self-help class for (mainly older) people with heart conditions. • At the other end of the age scale the hall has “Tumble Tots”, best described in lay terms as Acrobatics for children – see picture. • St. Margaret’s Hall is also host to Kick-boxing classes and also fitness classes for young and old including Zumba, Slimming World, and more. 	<p>The applicant has provided sufficient evidence across a wide range of health and wellbeing issues.</p> <p>The proposed activities will have a positive impact on the following:</p> <ul style="list-style-type: none"> • Enabling local people to be active • Helping local people make healthy lifestyle choices • Improving mental health • Improving health & wellbeing into older age <p>The recommended discount is 16%</p>
<p>Summary and recommended rent support grant</p>		<p>Recommended discount – 72%</p>

Financial considerations	Panel assessment
<p>Will the grant award will support the financial viability of the operation of the building?</p>	<p>Yes the proposed rent support grant of 72% will reduce the market rent by £9,720.</p> <p>If Cabinet agree to apply a 72% rent support grant, the applicant will pay £3,780 pa. This represents an increase of £3,780 on the rent being paid currently.</p> <p>If Cabinet agree to an additional 10% rent support grant, the applicant will pay £2,430 pa, an increase of £2,430 on the rent being paid currently</p>
<p>Has the organisation got reasonable longer-term plans to sustain activities being delivered from the building beyond the term of the grant?</p>	<p>Yes</p>

Cabinet Recommendation

A rent support grant of 82% of the current market rent totalling £11,070. The additional 10% is awarded in recognition that activities being from St. Margarets Hall plays a critical role in sustaining community life in the Hatherley / Warden Hill area of Cheltenham.